

058.0

0009

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

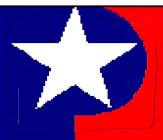
929,900 / 929,900

USE VALUE:

929,900 / 929,900

ASSESSED:

929,900 / 929,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
23-25		CLARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: EICHHORN GUNTHER	
Owner 2:	
Owner 3:	

Street 1:	7835 E GLENROSA AVE APT 6
Street 2:	

Twn/City:	SCOTTSDALE
St/Prov:	AZ
Postal:	85251

PREVIOUS OWNER	
Owner 1:	BYRNE JAMES E JR & WILLIAM/TRS -
Owner 2:	BYRNE FAMILY TRUST -
Street 1:	13 CHESTNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains 7,707 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2534 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.			
OTHER ASSESSMENTS			

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7707		Sq. Ft.	Site		0	70.	0.80	11			Road Co	-5					433,055						433,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7707.000	496,800		433,100	929,900		38881
							GIS Ref
							GIS Ref
							Insp Date
							09/10/18

Total Card	0.177	496,800		433,100	929,900	Entered Lot Size
Total Parcel	0.177	496,800		433,100	929,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	366.97	/Parcel: 366.9	Land Unit Type:

Parcel ID: 058.0-0009-0003.0

!5006!	PRIOR ID #1: 38881
PRINT	Date Time
12/10/20	19:57:39
LAST REV	Date Time
09/12/18	13:46:52
apro	PRIOR ID #2: 38882
5006	PRIOR ID #3: 38883
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE JAMES E J	43857-369		10/7/2004		576,000	No	No		
BYRNE JAMES E J	41782-497		1/15/2004	Family	99	No	No		
	7622-586		1/1/1901	Family		No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
7/22/2015 999 Re-Roof 8,300 7/22/2015	9/10/2018 MEAS&NOTICE PH Patrick H
	10/29/2015 Permit Insp PC PHIL C
	5/20/2009 Measured 197 PATRIOT
	12/13/2004 MLS HC Helen Chinal
	1/1/2000 Mailer Sent
	1/1/2000 Measured 263 PATRIOT
	11/1/1981 MM Mary M
Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good	EST BMT, UNPAVED.										
Sty Ht:	2 - 2 Story			A Bath:		Rating:												
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good											
Color:	BLUE			A Kits:		Rating:												
View / Desir:				Frl:		Rating:												
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1919	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION								REMODELING						
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				%	Interior:		2	5	2					
Sec Int Wall:		%		Economic:				%	Additions:									
Partition:	T - Typical			Special:				%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:				%	Baths:									
Sec Floors:	4 - Carpet	50	%	Total:		18.6	%		Plumbing:									
Bsmnt Flr:	4 - Carpet			CALC SUMMARY					Electric:									
Subfloor:				Basic \$ / SQ:	170.00				Heating:									
Bsmnt Gar:				Size Adj.:	1.20147061				General:									
Electric:	3 - Typical			Const Adj.:	0.99495000													
Insulation:	2 - Typical			Adj \$ / SQ:	203.219													
Int vs Ext:	S			Other Features:	111500													
Heat Fuel:	2 - Gas			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000													
# Heat Sys:	2			NBHD Mod:														
% Heated:	100			LUC Factor:	1.00													
Solar HW:	NO			Adj Total:	610361													
% Com Wall:				Depreciation:	113527				Juris. Factor:		Before Depr:	203.22						
				Depreciated Total:	496834				Special Features:	0	Val/Su Net:	169.90						
									Final Total:	496800	Val/Su SzAd:	260.92						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.0-0009-0003.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	16X8	A	AV	1975		0.00	T	35.2	104						
More: N	Total Yard Items:					Total Special Features:								Total:				